



SANDERLING CLOSE

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Sanderling Close, East Tilbury, Essex, RM18 8FF | Guide Price: £375,000 to £400,000

- EPC B
- 0.3 mile from C2C railway station
- En suite shower room
- Ground floor wc
- 15'8" x 9' kitchen/diner
- 43' South West facing garden



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Guide Price: £375,000 to £400,000. Situated a 0.3 mile from East Tilbury's C2C station is this 2016 built three bedroom semi detached house with specification including; Kitchen/diner, ground floor WC and en-suite shower room. Externally, there is a sunny 43' south west facing garden and parking for two cars is provided. The property benefits solar panels and is an EPC 'B'.

Entrance Hall:
Radiator. Wood laminate flooring. Stairs leading to first floor. Doors to lounge and ground floor WC.

Ground Floor WC:
Double glazed window to front. Ceramic tiled flooring. Radiator. Low flush wc and wash hand basin.

Lounge: 14'4" max x 12'6" (4.37m max x 3.8m)
Double glazed window to front. Radiator. Wood laminate flooring. Understairs storage cupboard. Door to kitchen.

Kitchen/Diner: 15'8" x 9' (4.78m x 2.74m)
Double glazed window to rear. Double glazed French doors to rear. Ceramic tiled flooring. Base and eye level units. Combi boiler. Work surfaces with inset stainless steel single drainer sink unit with mixer tap, electric oven and 4 ring gas hob, integrated dishwasher, space with plumbing for washing machine. Fitted bench seat.

Landing:
Fitted carpet. Doors to:

Bedroom 1: 12'5" x 10' max (3.78m x 3.05m max)
Double glazed window to front. Radiator. Fitted carpet.

En suite: 6'3" x 5'4" (1.9m x 1.63m)
Double glazed window to front. Ceramic tiled flooring. Heated towel rail radiator. Three piece suite comprising: walk-in shower cubicle, pedestal wash hand basin and low flush wc.

Bedroom 2: 9'2" x 7'6" (2.8m x 2.29m)
Double glazed window to rear. Radiator. Fitted carpet.

Bedroom 3: 7'6" x 6'11" (2.29m x 2.1m)
Double glazed window to rear. Radiator. Fitted carpet.

Bathroom: 6'8" x 5'6" (2.03m x 1.68m)
Double glazed window to side. Heated towel rail radiator. Ceramic tiled flooring. Fully tiled. Three piece suite comprising: panelled bath with shower over and fitted screen, low flush wc and pedestal wash hand basin.

Garden: Measuring 43' (Measuring 13.1m)
South West facing commencing patio area. Remainder laid to lawn. Fenced to boundaries.

Parking:
Off street parking for 2 cars.

Council Tax:
Band 'D'

Tenure:
Leasehold. We understand 999 years lease from 2016.

